



TOWN CLERK'S RECORD

June 13, 2012 Special Town Meeting

ARTICLE 1 Choose Moderator.....	2
ARTICLE 2 Acquire Land 900 - 910 Worcester Street.	2
ARTICLE 3 Establish 900- 910 Worcester Street Committee.	4
ARTICLE 4 Appropriation – Morses Pond Management Plan.....	5
ARTICLE 5 Transfer FY13 Appropriation NRC expenses to Personal Services	5

June 14, 2012

In pursuance of a Warrant dated April 23, 2012, the duly elected Town Meeting Members proceeded as follows:

The Moderator, Margaret Metzger, called the Special Town Meeting to order at 7:30 P.M. The Moderator declared a quorum present.

The Town Clerk, Kathleen F. Nagle, read the Officer's Return of the Service of the Warrant.

The meeting was held under the provisions of Chapter 202 of the Acts of 1932 as amended. The checklist of Town Meeting Members showed there were 196 members present. Only 121 were needed for a quorum.

The duly elected Town Meeting Members were segregated from the other voters of the Town by occupying the front section of the auditorium, and were in the charge of a detail of police. Entrance to the enclosure was through one door, and each Town Meeting Member was checked from the official list of members before being admitted to the enclosure.

The following were seated within this area by permission of the Moderator, but did not vote:

Terry

Connolly

Deputy Director, General Government

David A.T.	Donohue	Board of Public Works
Michael	Harrington	Recreation Commission
David J	Hickey PE	Town Engineer
Jan	Kaseta	Recreation Department, Director
Christopher	Ketchen	Dep Dir Gen Govt
Hans	Larsen	Executive Director
Phil	Licari	Advisory Committee
Rachel	Lopes	Budget Project Manager
Susan	Minio	CPC Staff
Richard	Page	Advisory Committee
Michael	Pakstis	DPW Director
Derek	Redgate	Advisory Committee
Sheryl	Strother	Finance Director

Refreshments at the break were provided by the Wellesley High School Junior Class for this meeting.

The following tellers were appointed by the Moderator to assist in counting a standing vote or a ballot vote: Head Tellers Dona Kemp and Roberta Francis, assisted by Bob White, Kathryn Woodward, Nancy Galligan, Todd Himstead, Arthur Priver, and Trina Foster.

The Moderator expressed appreciation to the attendance checkers for the Special Town Meeting: Paul Carter, Ralph Bailey, Jim Corscadden, and Philip Rolph.

The Moderator explained the rules and regulations of the Town Meeting and the power and duties of the Moderator in connection with the conduct of the meeting.

The Moderator informed the meeting that unless objections were raised, the meeting would dispense with the reading of the Warrant. No objections were raised and the meeting proceeded.

ARTICLE 1. To choose a Moderator to preside over said meeting and to receive reports of town officers, boards and committees, and discharge presently authorized special committees; or take any other action relative thereto.

No Motion

The following reports were submitted for filing: Advisory Committee Report, Report of the Board of Selectmen and St. James Ad Hoc Committee.

ARTICLE 2. To see if the Town will vote to acquire by purchase, gift, eminent domain, or otherwise, real property located at 900-910 Worcester Street, commonly known and referred

to as the Saint James The Great site, for municipal purposes, including without limitation, open space and recreational purposes; to raise and appropriate, or otherwise provide, a sum of money for said purpose, including the cost of demolition of any existing structures thereon and other site work, necessary traffic studies, and any other incidental costs associated with the acquisition, including real estate taxes until the date of closing; and to determine whether such sum shall be raised by taxation, borrowing and/or by transfer from available funds, including Community Preservation Funds; said property being further identified as follows: 900-910 Worcester Street: Parcels No. 10 and 10-T on Assessor's Map No. 192, now or formerly owned by Roman Catholic Archbishop of Boston, see deed recorded in Norfolk Registry of Deeds Book 2654, Page 459; or take any other action relative thereto.

Barbara Searle, Precinct A, Chair, Board of Selectmen, offered the following motion. Donald McCauley, Precinct A, Board of Selectmen, Allan Port, Precinct G, Community Preservation Committee, Rosemary Donahue, St. James Ad Hoc Committee, Andrew Wrobel, Precinct E, Recreation Commissioner and Katherine Babson, Precinct E, Board of Selectmen spoke in support of the motion.

At 9:00 pm the moderator declared a short recess. The Meeting resumed at 9:20 pm. After further discussion the Moderator requested a standing counted vote and it was:

VOTED, by standing counted vote 183-12-0, (2/3 required for borrowing), that the sum of \$4,160,000 be appropriated to the Board of Selectmen for the acquisition of real property located at 900-910 Worcester Street, commonly known and referred to as the Saint James The Great site, including the cost of demolition of existing structures thereon and other site work, necessary traffic studies, and any other incidental costs associated with the acquisition, said property being further identified as follows:

900-910 Worcester Street: Parcels No. 10 and 10-T on Assessor's Map No. 192, now or formerly owned by Roman Catholic Archbishop of Boston, see deed recorded in Norfolk Registry of Deeds Book 2654, Page 459;

That to meet this appropriation the Treasurer with approval of the Board of Selectmen is authorized to borrow \$1,560,000 under Chapter 44 of the General Laws or any other enabling authority; and \$2,600,000 shall be transferred from the Community Preservation Fund for the purpose of acquiring land for open space and recreation as follows:

\$700,000 from the Community Preservation Fund Open Space Reserve, and
\$1,900,000 from Community Preservation Fund unallocated funds;

That a portion of the property will be placed under one or more conservation restrictions, said portion of restricted land being commensurate with the percentage of the purchase price funded through Community Preservation Funds; in addition, the entire site shall be restricted for municipal purposes for 40 years; said restrictions to be approved by the Board of Selectmen;

That the Board of Selectmen is hereby further authorized to take any other action necessary to carry out the acquisition of the above identified property, including implementing the terms of the purchase and sale agreement dated April 2, 2012 as amended May 29, 2012, which are hereby approved, and including, further without limitation, the authority, once the acquisition by purchase has been completed, to order a

taking of said property under the power of eminent domain for the purpose of clearing any presently unknown defects in title.

ARTICLE 3. To see if the Town will vote with regard to the St. James The Great site:

- (a) to establish one or more Committees as may be advisable for the purpose of analyzing potential uses; or executing on the use chosen by the Ad Hoc St. James Study Committee of a recreational campus, to include a playing field, enclosed ice rink and pool; and for providing proper guidance to the Town on such issues as it shall determine are relevant to the future realization of a proper use or uses for the site;
- (b) to determine the membership of such committee(s) and the appointing authority thereof, including whether to request that the present membership of the Ad Hoc St. James Study Committee accept appointment to any Committee formalized under (a) above; and
- (c) to determine the charge for each Committee established, and to whom its report on the results of its charge shall be provided.

Or take any other action relative thereto.

Katherine L Babson, Precinct E, Board of Selectmen offered the following motion. Rosemary Donahue, St James Ad Hoc Committee and Andrew Wrobel, Recreation Commission spoke in support of the motion which was

VOTED, by declared voice vote, to proceed to vet the use of the 900 Worcester Street site by (a) pursuing further the recreation use recommended by the St. James Ad Hoc Committee and at the same time (b) ensuring that all other possible uses have been properly vetted, through the following protocols:

- a) To establish the 900 Worcester Planning Committee for the purpose of further studying the use recommended by the St. James Ad Hoc Committee of a recreational campus, to include a playing field, enclosed ice rink and pool; and to provide recommendations for the development of the site, including cost estimates for design and construction, off-site mitigation, and phasing, to study funding and operational models for the facilities, and establish proposed timelines for development and requests for funds;

Further that said Committee shall include one member to be appointed from and by each of the following boards: Board of Selectmen, Recreation Commission, Natural Resources Commission, School Committee, Council on Aging, Community Preservation Committee, Planning Board, and Playing Field Task Force; a member representing pool interests and a member representing skating interests, both to be appointed by the Recreation Commission; other members to be appointed by the Selectmen as follows: one resident who resides in a neighborhood near the site, and one or more at-large members who might have architecture, engineering and/or construction experience or relevant experience in the formation of public/private projects or who might have other experience

useful to the work of this committee; and as members, the following staff: the Director of Public Works, the Town Engineer, the Planning Director and the Executive Director of General Government Services;

And further that said Committee shall report periodically to the Board of Selectmen; and,

- b) To accept the Selectmen's offer to study and vet any other uses offered to them, in such procedures as the Selectmen shall determine.

Further, that the Board of Selectmen is requested to report its recommendations on use of the site to the next town meeting.

ARTICLE 4. To see what sum of money the Town will raise and appropriate, or otherwise provide for the purpose of pond restoration and protection, including but not necessarily limited to dredging, pond rehabilitation, wetlands enhancements, in-stream treatment, permitting, public education, engineering and other professional services; and to determine whether such sum shall be raised by taxation, borrowing and/or by transfer from available funds; and further to rescind a portion of exempt debt authorized under Article 21 of the warrant for the 2007 Annual Town Meeting; or take any other action relative thereto.

Paul Criswell, Precinct H, Board of Public Works offered the following motion. David AT Donohue, Board of Public Works spoke in support of the motion which was

VOTED by declared voice vote, That the sum of \$400,000 be appropriated to the Natural Resources Commission for the purposes of dredging Morses Pond in addition to the amounts appropriated under Motion 1, Article 21 of the warrant for the 2007 Annual Town Meeting. That to meet said appropriation \$400,000 shall be transferred from the Community Preservation Fund for the purpose of preservation of open space as follows:

- \$100,000 from the Community Preservation Fund Open Space Reserve,
- \$300,000 from Community Preservation Fund unallocated funds;

And that the Natural Resources Commission is authorized to take any other action necessary to carry out this project.

ARTICLE 5. To see if the Town will vote to approve the transfer of FY13 Morses Pond Management Program appropriations in the amount of \$11,700.00 from expenses to personal services; or take any action relative thereto.

Ursula King, Precinct A, Natural Resources Commission offered the following motion which was

VOTED, by declared voice vote, To transfer the sum of \$11,700 from Morses Pond expenses as voted under Motion 2, Article 8 of the Warrant for the 2012 Annual Town Meeting, to Morses Pond personal services.

The Moderator thanked the Advisory Committee and other boards, committees and town staff who worked on the issues brought to this Special Town Meeting. She specifically acknowledged the leadership of Advisory Chair Virginia Ferko.

Barbara Searle offered the following motion which was:
Voted, unanimously, that this Special Town Meeting be and hereby is dissolved.

The meeting dissolved at 10:50 pm.

Attest:

Kathleen F. Nagle
Town Clerk